

North Central Coast Study Region Public Workshops
February 6, 2008, Pacifica, Ca

Re: Marine Life Protection Act (MLPA) Initiative North Central Coast Project

*Paper presented by Mark Stechbart, 907 Park Pacifica Ave., Pacifica, Ca. 94044
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Summary: The City of Pacifica is fast tracking approval of an industrial grease refinery in the coastal zone, upland and adjacent to Calera Creek. Calera Creek drains directly into the ocean at Rockaway Beach, 100 yards N of this hearing room. A failure or an accident at this 3 million gallon per year grease refinery will pollute Calera Creek and ocean areas.

The City of Pacifica did not apply an EIR to this project and therefore the Calif. State Dept of Fish and Game was not notified.

In fact, the City deliberately instituted an "addendum" to a 1996 EIR pertaining to a sewer treatment project on the same site, the addendum was not registered with the State Clearinghouse and none of the usual environmental review agencies were notified.

*As part of the Marine Life Protection Act (MLPA) Initiative, I would urge the DFG to immediately review the attached protest documents and the city's very marginal attempt at an environmental review found at
<http://www.cityofpacific.org/civica/filebank/blobdload.asp?BlobID=2864> under city council agenda documents.*

Attached: January 14 Luce Foward letter, 9 pages

January 14 City Council testimony, Stechbart, 5 pages

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January 14, 2008

35799-00001

Mayor Jim Vreeland and Members of the City Council
City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044

Re: January 14, 2008 Meeting Agenda
Item No. 10 – Biodiesel Project EIR Addendum

Mayor Vreeland and Members of the City Council:

We represent Rockaway Beach LTD ("Rockaway") with respect to land use entitlements for development of the Pacifica Quarry site. On behalf of the Rockaway, we have reviewed the third addendum ("Addendum") to the Final Environmental Impact Report ("FEIR") prepared for the above-referenced biodiesel project ("Project"), and appreciate the opportunity to provide comments on the Addendum. Unfortunately, Rockaway did not receive any notice of this Project until four days ago, despite owning the property immediately adjacent to the Project. We have therefore prepared the following comments on Rockaway's behalf without the ability to discuss Rockaway's concerns directly with the City. It is unclear to us if any nearby property owners, residents or the Vallemar Elementary School were notified about this Project.

The proposed Project would be located at 700 Coast Highway ("Project Site"), adjacent to the existing Calera Creek Water Recycling Plant ("CCWRP"). Rockaway, as the owner of the approximately 80 acre site immediately adjacent to the Project, has a significant interest in the Project and any impacts it may have on the surrounding environment. Although Rockaway supports the environmentally responsible goals of the Project, Rockaway is concerned that the Project may also engender a number of significant and negative environmental impacts that are not adequately addressed by the Addendum.

In order to assess the environmental impacts of the Project pursuant to the California Environmental Quality Act¹ ("CEQA") and the CEQA Guidelines², the City of Pacifica ("City") has prepared an Addendum to the FEIR for the CCWRP that was certified in 1994. An

¹ Cal. Pub. Res. Code §21000 et seq.

² Cal. Code Regs. Title 14, §15000 et seq.

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addendum to a previously certified EIR is appropriate only when none of the conditions triggering preparation of a subsequent EIR have occurred.³ However, pursuant to CEQA §21166, triggering any one of the following conditions requires preparation of a subsequent EIR:

1. Substantial changes are proposed in the project that will require major revisions of the EIR;
2. Substantial changes occur with respect to the circumstances under which the project is being undertaken that will require major revisions in the EIR;
3. New information of substantial importance to the project, which was not know and could not have been known at the time the EIR was certified as complete, becomes available.

As described herein, the Project (which was neither addressed in the FEIR nor even envisioned as part of the 1994 CCWRP approval) will create significant environmental impacts that were not addressed in, and will require major revisions to, the FEIR. Furthermore, substantial environmental changes have occurred in the immediate vicinity of the Project Site that will also require major revisions to the FEIR. Therefore, preparation of a subsequent EIR to analyze the full impacts of this complex and ambitious biodiesel production plant is required pursuant to CEQA.

I.

**THE PROJECT AND ITS ENVIRONMENTAL IMPACTS WERE NOT
ADDRESSED IN, AND WILL REQUIRE MAJOR REVISIONS TO, THE FEIR.**

Preparation of a subsequent EIR is required when substantial changes to a project involve new or more severe environmental impacts that were not considered and that will require major revisions to the previous EIR.⁴ The Project proposes construction and operation of a major biodiesel plant that would include the following elements:

- Production of up to 250,000 gallons of biodiesel per month;
- A 10,000 gallon waste vegetable oil holding tank;

³ CEQA Guidelines §15164(a).

⁴ CEQA §21166(a), CEQA Guidelines §15162(a)(1).

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- Two 6,000 gallon tanks for methanol and methoxide;
- 800-horsepower boiler and 50-horsepower generator;
- Chemical reactions involving a mixture of 2,000 pounds of toxic and caustic chemicals, including sodium hydroxide and potassium hydroxide;
- Manufacturing processes generating heat of up to 900 degrees Fahrenheit;
- Use of undetermined amounts of highly toxic/caustic compounds including sulfuric acid and potassium methylete;
- Generation of undetermined amounts of gases including nitrous oxide, carbon monoxide, carbon dioxide, sulfur oxide and particulate matter;
- Pumping of excess “grey water” resulting from process into CCWRP, and ultimately, Calera Creek;
- Emission of undetermined odors resulting from biodiesel processing;
- All within a structure located roughly 350 yards from Vallemar Elementary School.

When considering that the Project would be located in a structure formerly designated for use as a storage warehouse for the Department of Public Works, it is patently clear that the Project proposes a “substantial change” to the project approved in the FEIR and previous addenda.

The issue, then, is whether the changes will generate new or more severe environmental impacts than previously considered that require major revisions to the FEIR. As might be expected, the Project has environmental repercussions greater than those of a storage warehouse. Indeed, as discussed below, the Project will engender a host of new and more severe environmental impacts that were not addressed by the FEIR.

Aesthetics

1. **Building Height:** The Project proposes to raise the height of the previously approved structure to 35 feet, an increase of 67%. The FEIR determined that the warehouse would be “invisible from all vantage points,”⁵ whereas the Project will be visible from numerous offsite locations. Therefore, the visual effects of the Project are *not* consistent with those evaluated in the FEIR, despite the Addendum’s assertion to the contrary. The Project, which lies between Highway

⁵ FEIR Addendum 2, p.7.

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One and the Pacific Ocean and which will now be visible from external vantage points, may have a substantial adverse impact on scenic vistas. A thorough view corridor study is necessary to determine the extent of such impacts.

Air Quality

1. Exhaust: The Project proposes to add three new emission sources to the Project Site: an 800-horsepower boiler, a 50-horsepower generator (fueled by biodiesel) and a "methanol recovery network." The FEIR did not address any of these sources, nor did it address exhaust emissions generally. According to the Addendum, these sources would emit undisclosed quantities of carbon monoxide, carbon dioxide, nitrous oxides and particulates. However, the Addendum surmises that no new impacts would occur: through a series of opaquely described processes involving routing exhaust bubbles through oil and scrubbers, greenhouse gas emissions would be reduced to "negligible quantities." It is unclear how these processes work and whether they are effective; a more detailed air quality analysis is necessary, especially since the FEIR did not address gas emissions.

Also unsupported is the Addendum's reliance on the existing "soil scrubbers" in the CCWRP to eliminate greenhouse gases. The soil scrubbers were designed and built to treat odors emanating from raw sewage. The Addendum surmises "by maintaining the scrubber properly with an adequate moisture content," the scrubber "would be very effective (most likely completely effective) in oxidizing volatile organics and reducing emissions of [greenhouse gases] to negligible quantities." When dealing with the prospect of releasing volatile organics and greenhouse gases into the atmosphere, "very effective" or "most likely completely effective" are sorely inadequate. It is not clear why a scrubber designed for noxious odors would be effective at all in removing greenhouse gases and so-called volatile organics. It is also unclear whether the existing scrubber has capacity to handle the additional emissions and odors that the Project would exude. The Addendum states that the existing scrubber "has more than double the capacity of what the CCWRP needs," but does not impart whether that excess capacity is sufficient for the Project. Again, a thorough air quality analysis under the auspices of a subsequent EIR is essential, as the Project's emission of previously unaddressed volatile organics and greenhouse gases would constitute a significant adverse environmental impact.

2. Odors: The Project proposes to manufacture biodiesel from used vegetable oil collected from Bay Area restaurants. It also proposes to run a 35-kilowatt

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generator onsite fueled by said biodiesel. Although it is well known that automobiles fueled with biodiesel emit odors reflecting the cuisine last associated with the fuel – McDonald’s french fries, Chinese egg rolls, etc. – the Addendum gives scant attention to the odor-producing capabilities of the Project. A substantial portion of the FEIR is devoted to analyzing the impacts of odors caused by the treatment of raw sewage, and includes a series of mitigation features to reduce any such impacts to levels of insignificance. The Addendum, however, relies on the fact that all equipment will be housed in a closed building and that emissions would be routed through the existing CCWRP scrubber to conjecture that any new odors will be reduced to a level of insignificance. As discussed above, reliance on the scrubber is misplaced: although the scrubber was designed to treat odors emanating from raw sewage, it is not clear that it can effectively treat the equally noxious odors of myriad fried foods. A detailed analysis on par with the sewage odor analysis in the FEIR is necessary to determine the extent of significant impacts and how they will be mitigated.

3. Construction Impacts: The Project proposes substantial increases in the amount of equipment housed in a structure previously dedicated to storage for the Department of Public Works, in addition to substantial trenching and excavation for underground exhaust ducts, a 3,000 gallon grease trap and a 64 cubic foot catch basin. Although the Addendum allows that construction activities “may result in the emission of fine particulate matter” from ground disturbance and exhaust emissions, it concludes that such emissions would be minor. As the scope of the Project and associated construction period has increased substantially, it can be assumed that emissions impacts from construction will follow suit. Therefore, analysis of construction emissions is necessary in order to determine the extent of such impacts and need for mitigation features.

Biological Resources

1. Species/Habitat: While the Project proposes to build upon an existing concrete pad, it would also expand the footprint of the FEIR warehouse with installation of the boiler and generator outside of the structure to the south of the pad. Construction would also include substantial trenching and excavation as described above that was not addressed in the FEIR. When the FEIR was certified, the land surrounding the Project Site was severely disturbed and fallow, “of minor biological value” according to the FEIR. Subsequent to and as a consequence of construction of Calera Creek, the area has been occupied by the California Red-Legged Frog (“CRF”). According to the Addendum, the area around the Project

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Site has been designated as Environmentally Sensitive Habitat Area ("ESHA") by the California Coastal Commission. If this were true, any expansion of the existing footprint or disturbance through trenching and excavation could have significant adverse impacts on ESHA and CRF and its habitat. Movement of construction equipment across undeveloped land could also destroy potential habitat or listed species. Although mitigation measures to reduce the risk of a taking are proposed, a full analysis of the Project's impacts on listed species and habitat is necessary to determine the extent of those impacts.

2. Section 7 Consultation and Biological Opinion: Following Section 7 consultation with the U.S. Fish and Wildlife Service ("USFWS") for construction of Calera Creek and the CCWRP, USFWS issued a "no jeopardy" biological opinion in 1996. The opinion covered activities supporting the CCWRP and Calera Creek, and listed several conditions that would trigger a reinitiation. Most relevant among those was the following condition: "The agency action is subsequently modified in a manner that causes an adverse effect to the listed species or critical habitat that was not considered in this biological opinion." Expansion of the Project footprint to potential habitat and increases in trenching and excavation through that habitat are actions that could cause an adverse effect to the CRF which was not considered in the 1996 biological opinion since CRF were absent from the Site at that time. Reinitiation of Section 7 consultation is therefore necessary under the terms of the original opinion.

Hazardous Materials and Waste

1. The Project would substantially increase the amount of hazardous materials located on the Project Site and would also introduce at least two new hazardous materials that were not addressed in the FEIR. Methanol, sodium hydroxide, and sulfuric acid are chemicals that were addressed in the FEIR for use in the CCWRP and are used in vastly larger quantities for the biodiesel production process in the Project. Potassium methylate and potassium hydroxide, caustic agents, are chemical catalysts necessary for the Project that were not addressed in the FEIR. The Addendum dismisses potential impacts caused by substantial increases or introduction of new hazardous materials by stating that CCWRP's existing chemical handling and containment plans would be sufficient for the Project's hazardous materials as well. This reasoning is completely inadequate, and considering the subject matter, arguably reckless.

The only reference to methane in the FEIR is "in some cases [it] is added to increase the rate of the denitrification process [of sewage]." Methanol tanks

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and denitrification filters were never installed at the CCWRP. The Project, meanwhile, would include the use and storage of a substantial volume of methane. While the quantity is not specified in the Addendum, the Project floor plan shows a 5,000 gallon methane recovery tank. Since methane is a hazardous material that would be substantially increased by the Project beyond levels addressed in the FEIR, the increase represents a significant environmental impact with potential human health and safety effects that require further study.

Similarly, the Project appears to substantially increase the volume of sodium hydroxide at the Project Site. While the FEIR mentions that sodium hydroxide may be used to control the pH level of incoming sewage, an apparently innocuous task according to the FEIR, the same chemical would be used for a completely different purpose in seemingly larger proportions. Although the proposed quantity of the chemical to be stored on the Site is not mentioned, the Addendum does state that 2,000 pounds of it are necessary to catalyze methoxide. It is not clear how many times this process would occur, but the storage and use of a hazardous chemical in this proportion clearly constitutes a substantial environmental impact that warrants further study in order to assess important mitigation features.

Potassium hydroxide and potassium methylate are two chemical compounds that would be introduced to the Project Site and were not addressed in the FEIR. It is unclear in the Addendum what volume of either would be stored on the Project Site, although it does state that a 2,000 pound mix of potassium hydroxide or sodium hydroxide is required to catalyze methoxide. Again, without a full analysis of the caustic properties of these chemical agents along with associated safety precautions, it can only be assumed that the addition of the chemicals to the Project Site constitutes a significant environmental impact.

Pursuant to the CEQA Guidelines Standards of Significance⁶, an impact would be significant if the project would "handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school." The Vallemar Elementary School, located .2 miles away from the Project Site, would qualify the substances handled at the Project as categorically significant impacts if those substances are in fact acutely hazardous. Detailed and verifiable information about the quantities or qualities of the proposed hazardous materials

⁶ CEQA Guidelines, Appendix G.

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is critical in order to determine the magnitude of potential health and safety impacts.

Noise

1. The Project would add two new noise sources to the Project Site that were not addressed in the FEIR: the 800-horsepower boiler and the 50-horsepower generator. According to the Addendum, the boiler would not produce significant noise, but the generator would generate noise "equivalent to a truck engine at fast idle." Although the generator would be located inside of an "insulated container," it is not clear from the Addendum what the noise effects of the generator would be. The Addendum also surmises that operational noise of the Project would not be noticeable above the normal CCWRP operating noise or ambient Highway 1 noise. Without preparation of a noise study, however, it is not possible to ascertain whether the noise would constitute a significant effect, or whether it would be augmented or dampened by changes in wind patterns, meteorology or changes in ambient noise levels during the evening.

Land Use Planning

1. The Project would encompass construction of a biodiesel production plant on a property governed by a discretionary use permit and Coastal Development Permit that permit a sewage treatment plant and do not allow a biodiesel plant. This conflict with a land use regulation is not addressed in the Addendum, and constitutes a significant environmental impact necessitating preparation of a subsequent EIR.

II.

BECAUSE THE PROJECT PRESENTS NEW AND MORE SEVERE ENVIRONMENTAL IMPACTS THAT WERE NOT ADDRESSED IN THE FEIR, PREPARATION OF A SUBSEQUENT EIR IS REQUIRED.

The fundamental purpose of CEQA is to allow for informed decision-making and public participation.⁷ The purpose of an EIR is not only to protect the environment, but also to demonstrate to the public that it is being protected.⁸ The Project would be a major industrial

⁷ See *Citizens of Goleta Valley v. Board of Supervisors*, 52 Cal 3d 553 (1990).

⁸ See *County of Inyo v. Yorty*, 32 Cal. App. 3d 795, 810 (1973).

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operation involving gaseous and malodorous emissions, substantial volumes of extremely hazardous chemicals, and high energy and temperature production processes, all within close proximity to Vallemar Elementary School and a riparian corridor for the listed CRF. Public health and safety as well as environmental concerns mandate preparation of a subsequent EIR for the Project. An EIR is required in order to assess the new and more severe impacts resulting from conversion of a planned storage warehouse to a biodiesel production facility.

We look forward to working with you during the public review process for this Project. Please contact me directly if you have any questions or concerns.

Sincerely,



Timothy A. Tosta



Jeffrey A. Russell

of

LUCE, FORWARD, HAMILTON &
SCRIPPS LLP

TAT/JAR
cc: Daniel Grimm

Opposition to Jan 14, 20008 bio diesel approval, City Council. Submitted by Mark Stechbart

This amendment scheme was posted on the city website late Wednesday, January 9, 2008. That is insufficient time to read and understand a 100 page document. Moreover, the underlying original 1996 EIR this amendment "amends" is not available.

Gov't codes refer to CEQA and guidelines.

1. An Addendum per Guideline 16162, 15164 is legally inappropriate; since adverse environmental effects from biodiesel fuel burning odors, particulate matter, truck traffic and aesthetics will be substantially more severe per GL 15162(a). An Addendum evades a formal public circulation/public review process necessary to a thorough understanding of the project changes, and is permissible only when the project changes are literally "minor technical" changes.

No notices within 300 feet, or actually any feet. Neither the Pacifica School District nor any Vallemar parents were notified.

Here, burning biodiesel fuel to drive a 50-horsepower generator [3500 gallons per month] and a 800-horsepower boiler will generate the unique "popcorn" or "french fry" odor universally associated with biodiesel fuel use. The amount of fuel ("glycerin or biodiesel") is not disclosed in the document [p. 4,5]. This is both a new adverse environmental effect and a more severe effect, not disclosed in the previous EIR. As such, it cannot justify the finding made on p. 21, that "project operation will not result in objectionable odors". This statement is conclusionary, and not supported by the information in the document. Therefore, a Supplement to the EIR (and a 30-day public review process) is necessary, per GL 15163.

2. The same is true of aesthetic impacts-- the new building will be 14 feet taller than was studied previously. In view of the sensitive, open space coastal nature of its surroundings, concluding that this impact will not be significant is unsupported.

3. Same regarding traffic/truck impacts. The trip counts for waste grease deliveries do not support either the project as defined or its eventual expansion to 250,000 gal. capacity. P. 5.

4. By declining to analyze the environmental effects of the vegetable oil storage tank the document commits the CEQA sham of "piecemealing; deferring and segregating analysis of a crucial project component, with the effect that the public (and Pacifica decision makers) are denied an opportunity to understand its environmental effects. GL 15003, 15126.

5. There is no analysis of alternative locations for the bio-processing operation. Numerous alternative locations exist, but they were not studied. There is no necessity to co-locate the biofuel processing operation with the sewerage plant. Other locations

exist in less sensitive locations; indeed any industrially-zoned location would be better than this site. Moreover, the City of San Francisco has its own plan to collect and process all SF feed stock in Oakland. This SF plan means Pacifica has a ready alternative process in place that does not place a grease refinery on our coast.

6. Hazardous emissions [see #1 above]. Plus methoxide on site is toxic and flammable. A full EIR is needed to plan for the inevitable spill, fire, notification and evacuation of Vallemar school downwind from this plant. An inevitable truck accident will dump its load of either raw grease or finished biodiesel into Calera creek. A full EIR is needed to assess damage and plan for a containment response and clean-up.

7. Predetermination. The city already has made financial and contractual commitments to implement the project, in advance of approving this Addendum. This is a CEQA violation; GL 15004.

8. the November 8, 2007 USFW letter Vs. the Harmony project brings new red-legged frog concerns to bear on the site. This letter argues for a full EIR.

9. The City and Mayor Jim Vreeland specifically have made numerous representations that grand plans are afoot for the PSD district office site on Reina Del Mar not addressed in this casual amendment nor the original EIR. For example, maybe 4 weeks ago the city council and PSD board sat down to discuss placing the consolidated city library on the current PSD District office site. City Council deliberately omitted in these collegial discussions the pending "amendment" that would put this ill-advised plant upwind from the PSD properties. This library scheme is not addressed as a new neighborhood use impacted by the plant and requiring an EIR.

Additionally, you will read below a 9-18-02 grandiose Pacifica Tribune statement by, again, Mayor Jim Vreeland. While the article is widely regarded as political hubris, it points out continuing plans (emphasized in the bold type) for affordable housing and an essential city service-a fire station-on the PSD DO site, all within the influence of this bio-diesel plant.

here is a copy of the Pac Tribune 9-18, 2002 guest column, bold emphasis in fourth paragraph added Re use of school district office on Reina Del Mar.

Our New Library/Civic Plaza and the Art of the Possible

Jim Vreeland
Husband, Father
Council member

Lisa Magennis
Doreen Cummins-Murphy
Catherine Wachtler
Project Play Coordinators

"We Can Build It"

Our community can develop a world-class civic plaza on the former sewage treatment plant site on Palmetto Avenue and Beach Boulevard. We could combine City services and LSUSD functions on two floors and open a destination Library on the first floor, one with breathtaking views of the Pacific Ocean. The City could build it employing the most progressive green building principals and union labor. The City and the LSUSD could develop affordable housing on the remaining surplus sites (our current city hall complex, the library on Hilton Way and the school district offices on Reina Del Mar) so that teachers and public employees could afford to live in town. The Palmetto site is currently owned by the City and is currently eligible for badly needed State Library Bond monies. The matching funds to build the library could come from the development of the current City Hall complex and library on Hilton Way.

Our new civic complex could be a national model of partnership for redeveloping public facilities, and could trigger an economic re birth of our downtown. Together, we can get this done. We own the sites. We are eligible for state bond monies. We control our own destiny. If we make the right choices, we can build an environmentally friendly, naturally beautiful, and most important, eminently practical civic complex - right on the ocean. And we can work to make sure that we can keep the Sanchez Library open.

Now consider this. We are eligible to apply for \$6 million in state bond money until March, 2003 - If we don't even bother to apply for these funds we lose the opportunity to get \$6 million of state money specifically designated for libraries. It would take 12 years of Transit Occupancy Taxes from the treatment plant site to make up that difference. This money could be the beginning of an economic renaissance for the Palmetto Avenue area, anchored on one end by the new middle school and at the other a new civic and library complex.

Top it off with affordable housing for teachers, police and firemen. Affordable housing for police officers on the site of the old Police Station and **housing for teachers on the school district site**, for example. At the old city hall complex we could put retail space along Francisco Boulevard with housing above and try and save the Little Brown Church for a public meeting place and an important link to our past. **At the school district site we could put affordable housing and a new fire station next to our new police station. We could have a new public safety complex and affordable housing for teachers next to the new elementary school.** There's no surer way to instill values of public service in our youth than to mix cops and firemen with kids from an early age.

We can build it union and build it now - breaking ground within 2 years. We can build it using smart green principles outlined in the Leadership in Energy and Environmental Design (LEEDS) Rating System published by the US Green Building Council.

Imagine a civic complex that's a magnet for the entire Palmetto area. A farmers' market, featuring the freshest produce, flowers, and other goods local farmers can produce, every Friday night in our new civic plaza. Imagine a library a child can bike to from her state-of-the art middle school. Imagine the economic benefits to the current businesses with new retail along Palmetto. A conservative estimate brings 150 jobs to the area. Now imagine it requires no taxes! We already own the all land and we have all the cards Pinch yourself. This is no dream. It's opportunity, and it's practically kicking our door down.

Leadership is about vision - defining our own, not sitting back and letting someone else define it for us. Some argue you can't build a library on the ocean. They say books and the ocean don't mix. They're right about one thing - the current library isn't on the ocean. It's right across the street. Ask your librarian how many books have been destroyed by salt air. We're thinking zero. We believe books and oceans do mix! Those books tell us all about things like smart growth, coastal zone studies, and the power of communities to come together and do the right thing. Sounds like good summer reading for some of our Council members. Cal Hinton calls this a "delusion of grandeur". We call it vision.

The competition of ideas is the foundation of our democracy. We owe it to ourselves to consider all options, at the very least. It's the fiscally responsible thing to do. This is \$6 million worth of State grant money. To not even attempt to put it to good use is a crime. A wise man once called politics "the art of the possible." If Barry Swenson Builders can have an option on this site, so should the families and children of Pacifica. Are we going to let a few naysayers ruin Pacifica's opportunity for a new library? We need a positive vision for our future.

The City Council needs to plan for the generations of children who are growing up in town. What kind of environment will they live in? Will they want to come back when they're grown? These choices stand before us and before the City Council this Monday night. If you're interested in a copy of the staff report, please contact Kathy at City Hall at 738-7306 and cast your vote for pursuing all options.

On Monday night the City Council will consider applying for these badly needed Library Bond Funds. Please be sure to attend the City Council meeting on Monday night Sept 23 at 7 pm at the old sewage treatment plant on Beach Boulevard. When you're there look around - and consider the possibilities. They're only as limited as our imagination.

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